

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for October 12, 2005 PLANNING COMMISSION MEETING

P.A.S.: County Final Plat No.05097
Four Stones Addition

PROPOSAL: A final plat consisting of 14 lots and 5 outlots

LOCATION: In the mile section bounded by SW 14th Street to SW 29th and W. Stagecoach Road to W. Panama Road.

LAND AREA: 326.53 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat and Community Unit Plan as amended.

RECOMMENDATION:

Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 10 and 11 Irregular Tracts in the NW 1/4, the W ½ to the SW 1/4 and the N1/2 of the NE 1/4 all located in Section 4, T7N, R6E of the 6th P.M., Lancaster County, Nebraska.

EXISTING ZONING: AG Agriculture with a CUP

EXISTING LAND USE: Farm land/pasture, stream corridor

SURROUNDING LAND USE AND ZONING: Agricultural land in AG zoning on all sides. Scattered farm houses. Contracting firm on the south. Village of Sprague one mile north on SW 14th St. Several houses and excavation site in the area.

HISTORY: Four Stones Preliminary Plat#04025 and Special Permit# 04055 were approved by the Planning Commission in May 2005, currently scheduled to the County Board. Changed from AA Rural and Public Use to AG Agriculture with the adoption of the 1979 Zoning Update.

UTILITIES: This is on the edge of the Lancaster County Rural Water District #1. Individual waste water treatment and well water is proposed. The groundwater report shows adequate quantity and quality.

TRAFFIC ANALYSIS: W. Stagecoach Road, W. Panama Road, S.W. 29th Street and S.W. 14th Street are gravel county roads. None are shown for future improvement

ANALYSIS:

1. The final plat conforms to the approved preliminary plat and CUP (as amended by 010).
2. The County Engineer's letter of September 8, 2005 notes no objections. Improvements must be in place prior to scheduling to the County Board.
3. Norris Public Power requires easements.
4. Sprague will also need to approve this plat.

CONDITIONS:

1. Prior to scheduling this final plat onto the County Board's agenda:
 - 1.1 The Final Plat Mylar shall have the following changes made to it:
 - 1.1.1 Revise the plat to show the easements required by Norris Public Power.
 - 1.1.1 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.
 - 1.2 All improvements must be in place and approved by the County Engineer.
2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 2.1 To submit to the County Engineer an erosion control plan.
 - 2.2 To protect the remaining trees on the site during construction and development.
 - 2.3 To submit to lot buyers and home builders a copy of the soil analysis and water report.
 - 2.4 To complete the private improvements shown on the preliminary plat.
 - 2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.

- 2.6 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.
3. Submit a statement from the County Treasurer's office that there are no delinquent taxes against the land within the proposed subdivision and there are no liens for taxes which have been levied but which are not yet delinquent, and a statement that all special assessment installment payments are current as applied to said proposed subdivision. All taxes against the land have been paid and are current and there are no liens for taxes which have been levied but not yet delinquent.

Prepared by:

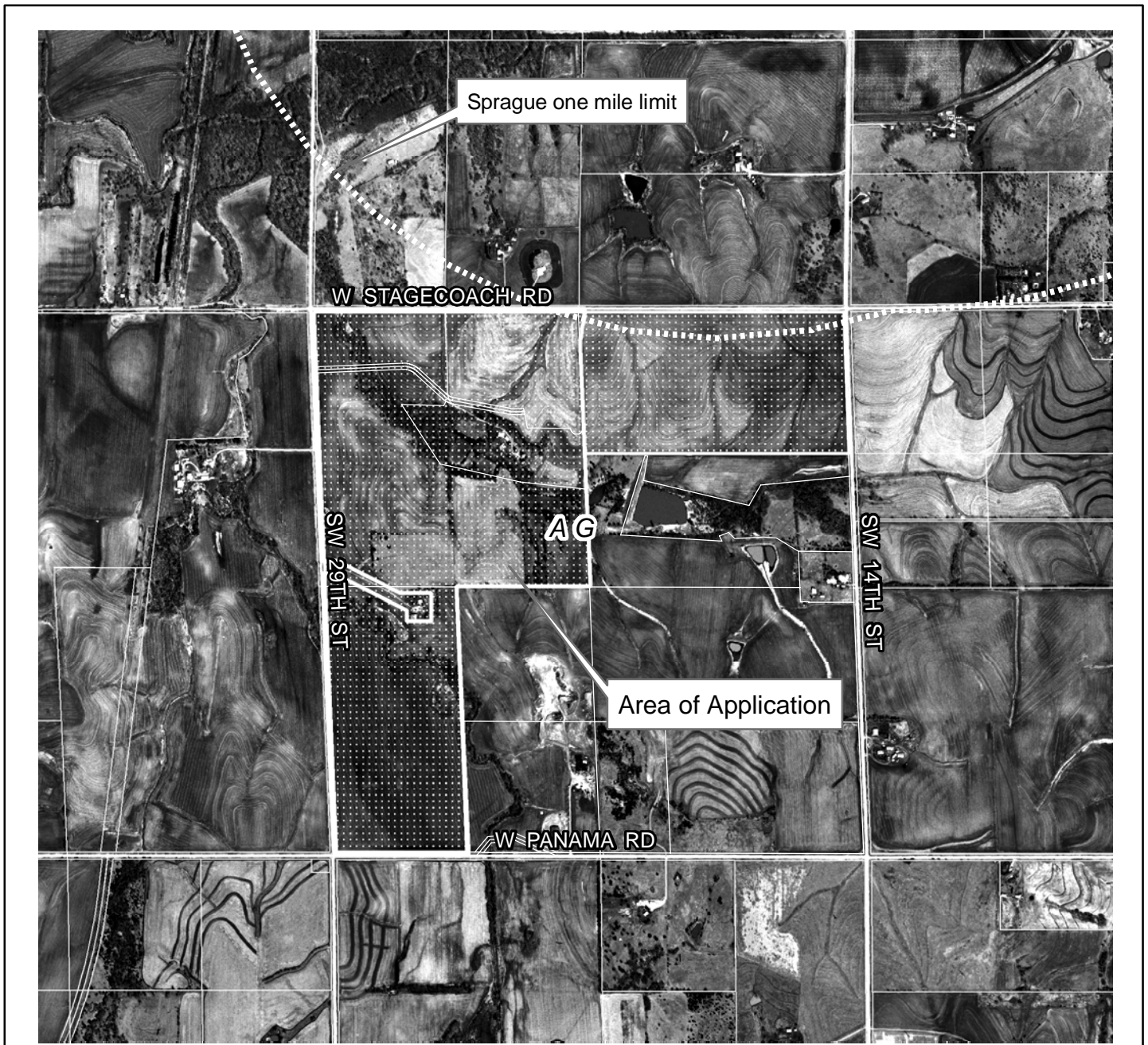
Mike DeKalb, 441-6370, mdekalb@lincoln.ne.gov
Planner
September 28, 2005

APPLICANT: Craig Gana
2200 W. Panama Road
Martell, NE 68404
402-794-0220

OWNER: Al Riskowski and Linda Riskowski, husband and wife
2129 Wilderness Ridge Drive
Lincoln, NE 68512
(402) 328-0963

Paul Walter Gana and Sharon Kaye Gana, husband and wife
21700 SW 14th Street
Martell, NE 68404
(402) 794-0220

CONTACT: Brian D. Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
(402) 434-2424



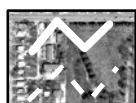
2002 aerial

Final Plat #05097 **Four Stones** **SW 29th & Stagecoach**

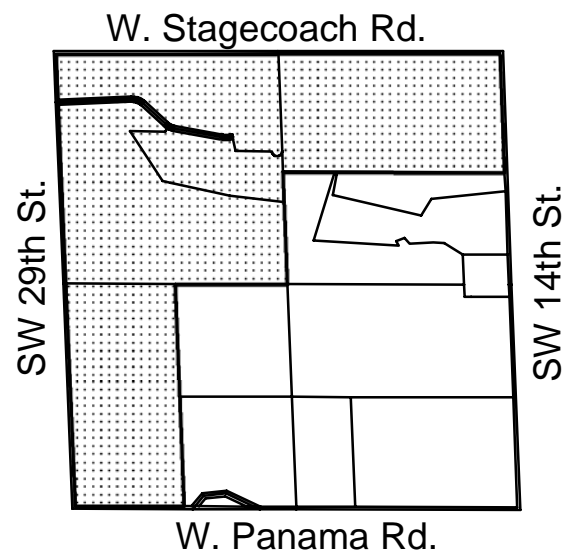
Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 04 T07N R06E



Zoning Jurisdiction Lines
 City Limit Jurisdiction



Final Plat #05097
Four Stones
SW 29th & Stagecoach

FOUR STONES ADDITION

FINAL PLAT

BASED ON COUNTY PRELIMINARY PLAT #04025 & SPECIAL PERMIT #04055

SURVEYOR'S CERTIFICATE

I hereby certify that I have caused to be surveyed the Subdivision to be known as "FOUR STONES ADDITION", a subdivision of Lot 10 & 11, irregular Tracts in the Northwest Quarter, the West Half of the Southwest Quarter and the North Half of the Northeast Quarter of located in Section 4, Township 7 North, Range 6 East, of the 6th P.M., Lancaster County, Nebraska and more particularly described as follows:

Beginning at the Northwest Corner of said Section 4 and extending thence along the North line of said Section 4, N 89°46'14" E, 2633.78 feet, to the North Quarter Corner of said Section 4;

Thence S 02°18'10" E, 1425.35 feet;

Thence S 89°38'42" E, 2834.04 feet;

Thence S 02°27'05" E, along the said East line of the said SW 1/4;

Intersection on the South line of the said East line, 1321.78 feet, to a Point of Intersection on the East line of the SW 1/4 of said Section 4;

Thence S 02°30'27" E, on the said East Section line, 2643.26 feet, to a Point of Intersection on the South line of said Section 4;

Thence N 90°00'00" W, on the said South Section line, 1313.12 feet, to the SW corner of said Section 4;

Thence N 02°33'00" W, on the West line of said Section 4, 2771.43 feet;

Thence N 87°27'00" E, 112.19 feet;

Thence S 65°18'53" E, 868.07 feet;

Thence S 00°00'00" E, 103.16 feet;

Thence N 90°00'00" E, 240.00 feet;

Thence N 00°00'00" W, 270.00 feet;

Thence S 89°38'42" E, 508.00 feet;

Thence N 65°18'53" W, 703.80 feet;

Thence S 87°27'00" W, 143.00 feet, to a Point of Intersection on the said West Section line;

Thence N 02°33'00" W, on the said West Section line, 2460.31 feet, to the Point of Beginning, containing a circumscribed area of 328.25 acres, more or less.

Permitted measurements have been placed at all lot corners, street intersections, points of curvature, subdivision points of tangency, and at all other points required by Lancaster County, Nebraska, Land Subdivision Regulations.

All dimensions are chord measurements unless shown otherwise, and are in feet or fractions of a foot.

Signed this _____ day of _____, 20____

Lyle L. Loh, L.S. 316
Engineering, Surveying, Planning
601 Old Cheney Road, Suite 2
Lincoln, NE 68512 (402) 431-2320

SPRAGUE VILLAGE APPROVAL

The foregoing plat was approved and completed by the Sprague Village Board, Nebraska passed on the _____ day of _____, 20____

ATTEST: _____ Village Clerk

PLANNING COMMISSION APPROVAL

The Lincoln City-Lancaster County Planning Commission has approved the foregoing final plat on the _____ day of _____, 20____

ATTEST: _____ Chair

COUNTY BOARD APPROVAL

The foregoing plat and subdivision was approved and completed by the Lancaster County Board of Commissioners passed on the _____ day of _____, 20____

ATTEST: _____ County Clerk

DEDICATION

The foregoing plat known as "FOUR STONES ADDITION", and as described in the Surveyor's Certificate to make with the five corner and its corners with the section of the unincorporated, who owners, and the easements shown thereon are hereby granted in perpetuity to Lancaster County, Nebraska, Allot, Time Warner Entertainment - Advance/Newhouse, Apple, Harris Public Power, their successors and assigns, to allow only for the purposes of construction, reconstruction, replacement, repair, operation and maintenance of wires, cables, conduits, fixtures, poles, towers, poles and equipment for the distribution of electricity and gas (including and cable television, telephone, cable, and other public utility lines and all appurtenant easements, over, upon or under the easements as shown on the foregoing plat.

The construction or location of any building or structures, including fences, over, upon or under an easement shown thereon shall be prohibited.

The construction or location of any fence or other improvement which obstructs drainage and be prohibited over, upon, or under any storm drain easement or drainage easement shown thereon.

Lancaster County, Nebraska, its successors or assigns are hereby held harmless for the cost of replacement or damages to any improvement or vegetation over, upon or under any easement shown thereon.

The term easement shown thereon is hereby granted to the Lower Platte South Natural Resources District.

The right-of-way shown thereon for West Stagecoach Road, SW 29th Street, West Potomac Road, SW 14th Street, SW 21st Street, West Fresh Water Lane, SW Hallock Court and SW Deer Track Circle is hereby dedicated to the public.

Direct vehicular access to West Stagecoach Road is hereby relinquished except at SW 21st Street and existing farm easements for agricultural purposes.

Direct vehicular access to West Potomac Road and SW 14th Street is hereby relinquished except at existing farm easements for agricultural purposes.

Direct vehicular access to SW 29th Street is hereby relinquished except at West Fresh Water Lane and existing farm easements for agricultural purposes.

Each lot shall have only one residential access.

WITNESS OUR HANDS THIS _____ day of _____, 20____

At Lancaster, Nebraska, on this _____ day of _____, 20____
Linda Neumann, Mayor, as joint tenant

Paul R. Goss, as joint tenant

Theresa K. Goss, as joint tenant

STATE OF NEBRASKA } SS
LANCASTER COUNTY }

On this _____ day of _____, 20____ before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Paul R. Goss and Linda Neumann, husband and wife, as joint tenants, to me personally known to be the identical persons whose names are affixed to the dedication of the foregoing plat and they acknowledged the same to be their voluntary act and deed.

ATTEST: _____ Notary Public

My commission expires the _____ day of _____, 20____

ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
LANCASTER COUNTY }

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____

on behalf of said Union Bank & Trust Company

NOTARY PUBLIC

My commission expires the _____ day of _____, 20____

ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
LANCASTER COUNTY }

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____

on behalf of said Union Bank & Trust Company

NOTARY PUBLIC

My commission expires the _____ day of _____, 20____

ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
LANCASTER COUNTY }

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____

on behalf of said Union Bank & Trust Company

NOTARY PUBLIC

My commission expires the _____ day of _____, 20____

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of first lien against real property described in the plat known as "FOUR STONES ADDITION", and lien being reported in the Office of Registrar of Deeds of Lancaster County, Nebraska, on Instrument Numbers 2004-28800 & 2005-13714, does hereby consent to the dedication of and subordinates the Lien to any utility (water, sewer, electric, cable TV, telephone, natural gas) easements, or streets, or roads, pedestrian way easements, and access easements and relinquishment of access, dedicated to the public, or as shown on the Plat, but not otherwise. The undersigned certifies that it is the holder of the Lien and has not assigned the Lien to any other person.

By _____ Name _____ Title _____
on behalf of said Salvo State Bank

NOTARY PUBLIC

My commission expires the _____ day of _____, 20____

ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
LANCASTER COUNTY }

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____

on behalf of said Salvo State Bank

NOTARY PUBLIC

My commission expires the _____ day of _____, 20____

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By _____ Name _____ Title _____
on behalf of said Union Bank & Trust Company

NOTARY PUBLIC

My commission expires the _____ day of _____, 20____

ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
LANCASTER COUNTY }

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____

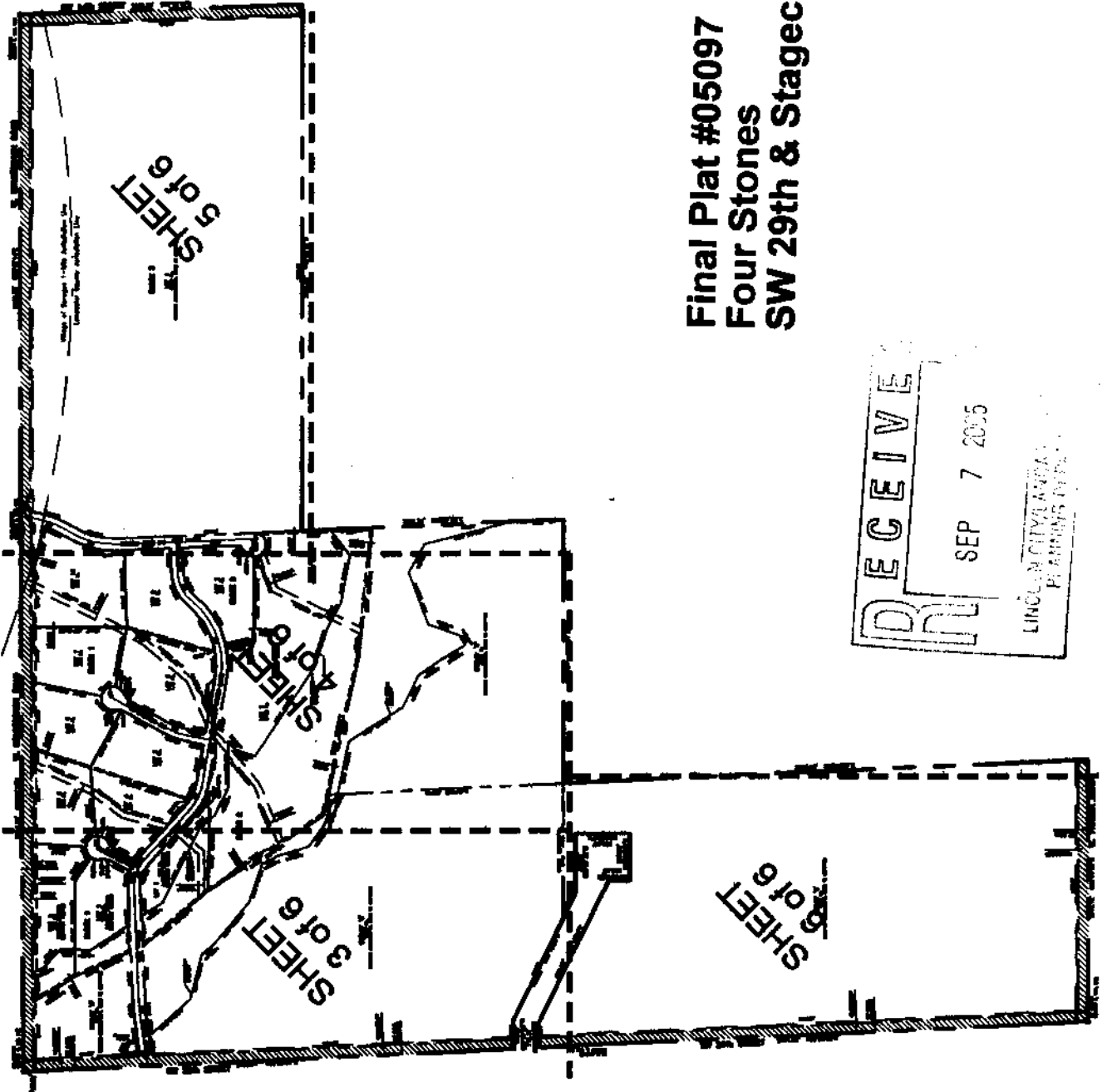
on behalf of said Union Bank & Trust Company

NOTARY PUBLIC

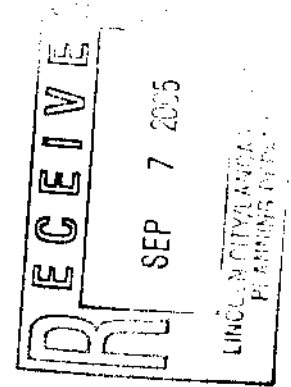
My commission expires the _____ day of _____, 20____

FOUR STONES ADDITION

FINAL PLAT
 BASED ON COUNTY FOUR STONES
 COUNTY PRELIMINARY PLAT #04025
 & SPECIAL PERMIT #04055



Final Plat #05097
 Four Stones
 SW 29th & Stagecoach



Total Lots = 14
 Total Outlots = 4
 Total Acres = 328.33

SHEET LEGEND:

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DRAWING PAGE	3
DRAWING PAGE	4
DRAWING PAGE	5
DRAWING PAGE	6



SCALE: 1" = 400'

FOUR STONES ADDITION

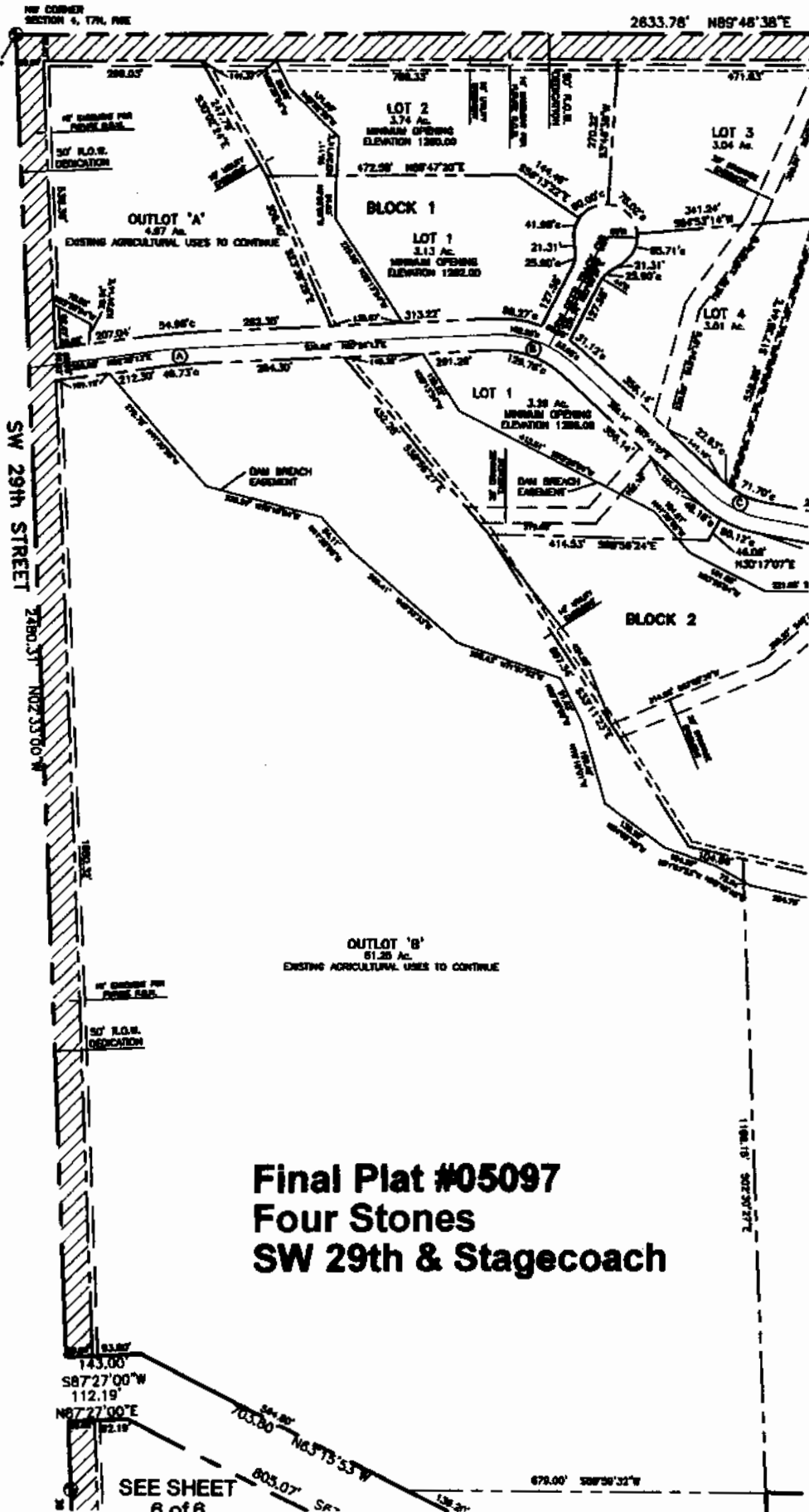
FINAL PLAT

BASED ON FOUR STONES COUNTY PRELIMINARY PLAT #04025 & SPECIAL PERMIT #04055

RECEIVED
SEP 7 2005
LINCOLN CITY ANCHORAGE
PLANNING DEPARTMENT

CURVE DATA:

- ① R = 800.00'
Δ = 90°00'00"
T = 28.30'
L = 52.36'
Ch = 52.34'
ChBq = N84°58'13"E
- ② R = 200.00'
Δ = 44°52'20"
T = 82.50'
L = 158.67'
Ch = 182.66'
ChBq = S70°07'37"E
- ③ R = 200.00'
Δ = 37°05'04"
T = 87.51'
L = 112.60'
Ch = 110.54'
ChBq = S63°43'30"E

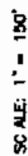


FINAL PLAT

2633.78' N89°46'38"E **W. STAGECOACH ROAD**



**FINAL PLAT
BASED ON FOUR STONES COUNTY PRELIMINARY PLAT #04025 & SPECIAL PERMIT #04055**

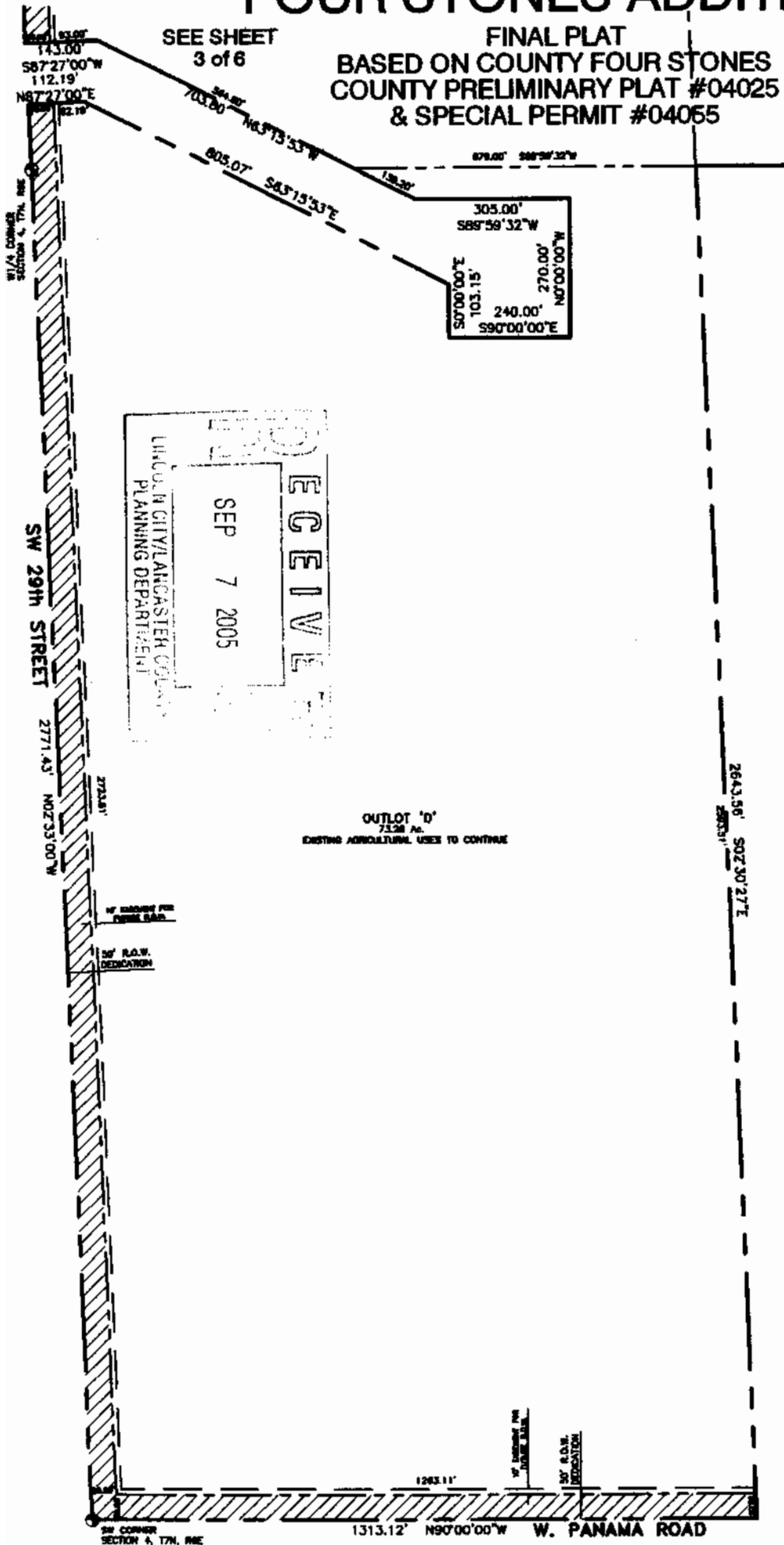


$L = 298.20'$
 $Ch = 265.30'$
 $ChBq = 51.4^{\circ}40'48''W$
 $L = 104.92'$
 $Ch = 187.15'$
 $ChBq = 51.8^{\circ}49'20''W$

FOUR STONES ADDITION

SEE SHEET
3 of 6

FINAL PLAT
BASED ON COUNTY FOUR STONES
COUNTY PRELIMINARY PLAT #04025
& SPECIAL PERMIT #04065



Final Plat #05097
Four Stones
SW 29th & Stagecoach

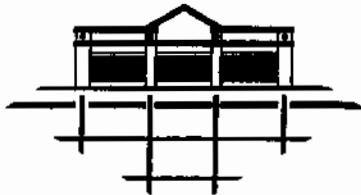


Four Stones Addition
~~NATURE MEADOWS ADDITION~~
FINAL PLAT
OWNERS

Paul W. & Sharon K. Gana
21700 SW 14th Street
Martell, NE 68404
(402) 794-0220

Al & Linda Riskowski
2129 Wilderness Ridge Drive
Lincoln, NE 68512
(402) 328-0963

Final Plat #05097
Four Stones
SW 29th & Stagecoach



BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

September 2, 2005

Mr. Marvin Krout
Director of Planning
Lincoln City- Lancaster County Planning Department
555 South 10th Street
Lincoln, NE 68508

RE: FOUR STONES ADDITION - FINAL PLAT

Dear Mr. Krout,

On behalf of Craig Gana, we are submitting the Final Plat for Four Stones Addition. We are creating 13 Single Family Acreage Lots, 1 lot for agricultural purposes and 4 outlots as per the County Preliminary Plat #04025 and County Special Permit #04055 of Four Stones.

Enclosed with this application is the following:

- 16 copies of the Final Plat
- County Final Plat Application
- County Final Plat Technical Checklist
- Owners List
- Application Fee - \$475.00
- Certificate of Ownership
- 8 1/2" x 11" Reduction

Please contact me if you have any further questions.

Sincerely,

Brian D. Carstens

Cc: Craig Gana

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Mike DeKalb

DATE:

September 13, 2005

DEPARTMENT: Planning

FROM:

Chris Schroeder

ATTENTION:

DEPARTMENT:

Health

CARBONS TO: EH File

SUBJECT: Four Stones Addition

EH Administration

FP #05097

The Lincoln-Lancaster County Health Department has reviewed the final plat application and does not have any additional comments than were previously submitted relative to this proposed development.

Lancaster


DON R. THOMAS - COUNTY ENGINEER

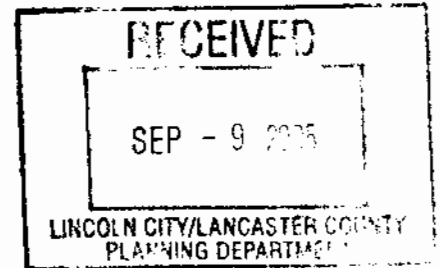
County

Engineering

Department

DEPUTY - LARRY V. WORRELL
COUNTY SURVEYOR

DATE: September 8, 2005
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: FOUR STONES FINAL PLAT



Upon review, this office would have the following comments:

- 1) Final Plat is acceptable. All improvements to be completed prior to approval.
- 2) Developer required to install 1,472 tons rock and 540 tons gravel, and provide documentation to this office.
- 3) Centerline control shall be pinned after surfacing has been installed.
- 4) Developer is required to maintain streets and roads within Four Stones until 60% occupancy has been attained.
- 5) Developer shall inform purchasers that the public right-of-way shall be kept free of trees and obstacles.
- 6) Ditches shall be maintained in the same form as they were designed and constructed.

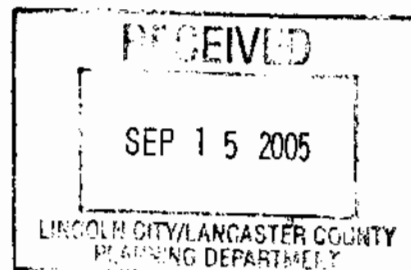
LVW/bml

Barbl/Subdiv.wk/Four Stones/Final Plat Mem.



AREA 2
SERVICE CENTER

R.R. 1 BOX 56
ROCA, NEBRASKA 68430
402/423-3855
FAX 402/423-8090



September 14, 2005

Mike Dekalb, Project Planner
555 S. 10th St. #213
Lincoln, NE 68508

RE: Four Stones Addition

Dear Mike,

I have reviewed the subject plat and see no easements in place. Apparently I missed this on earlier preliminary plats, as I have looked at them and the do not show easements either. We will request our standard 10' along exterior lot lines, and 10' [5' each side] of adjacent lot lines.

Thanks for your cooperation.

Sincerely,


Rick Volmer, Staking Engineer